

Utah State Building Board



MEETING

March 15, 2006

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice-Chair
Steven Bankhead
Katherina Holzhauser
Manuel Torres
Richard Ellis, Ex-Officio

DFCM and Guests in attendance:

Keith Stepan	Division of Facilities Construction & Management
Robert Franson	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Curtis Clark	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office/DFCM
John Sparano	AIA Utah
Ken Nye	University of Utah
Kerry Carlson	FFKR Architects
Kevin Hansen	Weber State University
Kevin Walthers	Utah System of Higher Education
Kim Wixon	Department of Health
Lindsay Marek	VCBO Architecture
Matt Rich	Jacobsen Construction
Randall Funk	University of Utah
Rick Stock	Architectural Nexus
Scot Olson	Utah National Guard
Scott Potter	Utah National Guard
Soren Simonsen	Salt Lake City Council

On Wednesday, March 15, 2006, the Utah State Building Board held a regularly scheduled meeting at the University of Utah Officer's Club in Fort Douglas, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:47am and thanked the University for their hospitality.

☐ **APPROVAL OF MINUTES OF JANUARY 30, 2006**

Chair Jardine sought a motion on the meeting minutes of the Utah State Building Board on January 30, 2006.

MOTION: Steve Bankhead moved to approve the meeting minutes of January 30, 2006. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ **DELEGATION OF SCOREBOARD/PLAYFIELD PROJECT TO WEBER STATE UNIVERSITY**

DFCM recommended the authorization and delegation to Weber State University for their scoreboard and playfield project. Some foundation work will need to be done, and the field will require improved drainage and sprinkler systems. There will be no additional O&M.

Robert Franson also noted DFCM will host an Inspection Services Seminar on March 29. Weber State will participate in the seminar and will use DFCM's Building Official for their inspections.

MOTION: Steve Bankhead moved to approve the delegation of the scoreboard/playfield project to Weber State University. The motion was seconded by Kerry Casaday and passed unanimously.

☐ **EARLY ALLOCATION OF FY2007 CAPITAL IMPROVEMENT FUNDS**

Kent Beers explained each year DFCM has a small number of projects requiring early fiscal year allocation in order to allow them to begin earlier than normal to meet critical deadlines. The Bridgerland ATC project included installation of new boilers including a summer boiler. The boilers require placement prior to winter, and the summer boiler may be used to save energy this summer if installed on time.

The Human Services Slate Canyon Water Line Phase I and II will replace the water line feeding the State Hospital. DFCM proposed that Provo City buy the water line from the state, but the city was not interested. The upgrade is needed for the hospital to maintain quality water, and the work needs to be done in the summer as the canyon is inaccessible during the winter.

The Developmental Center Tulip Tree/Old School Asbestos Abatement and Building Demolition was funded last year, but a considerable amount of asbestos was discovered once the project began. The project requires additional funding to complete due to the unexpected amount of asbestos.

MOTION: Steve Bankhead moved approval for the early allocation of the capital improvement projects. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ AMENDMENTS TO RULES R23-1 AND R23-2, PROCUREMENT.....

Alan Bachman stated the Utah Procurement Code had been renumbered, therefore requiring an amendment to the rule to update the proper Code references. The amendment was also statute driven in order to update the procurement rules in terms of what is released in the competitive process to ensure confidentiality complies with the current Government Records Access and Management Act (GRAMA) statute.

Mr. Bachman requested more time to meet with the construction industry to clarify what is protected and what will be released prior to receiving the Board's approval of the rule. Approval of the amendments will be requested at the April meeting.

☐ ADMINISTRATIVE REPORTS OF UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Randall Funk, University of Utah, provided the administrative report for the period of January 13 to February 24, 2006. There was one new design agreement, one programming agreement, and three study agreements awarded for the period. There was also one remodeling contract and one site improvement contract awarded. One transfer was made out of the Contingency Fund for the PMT Fire Alarm and Sprinkler System. Two increases were made to the Project Reserve Fund for the New 2000 Ton Chiller and the OSH Fire Alarm and Sprinkler System.

MOTION: Manuel Torres moved to approve the administrative report of the University of Utah. The motion was seconded by Steve Bankhead and passed unanimously.

Due to a severe snow storm, Kent Beers provided the administrative report for Utah State University for the period of January 11 to February 22, 2006. There were three professional contracts and three construction contracts awarded for the period. One transaction occurred in the Project Reserve Fund for the HPER Building flooring upgrades. There were 56 projects in various stages of progress included in the Delegated Project list. Quarterly reports on the Contingency Fund Cumulative Transfers, Summary of the Statewide Accounts, and Construction Contract Status were also provided.

MOTION: Kerry Casaday moved to approve the administrative report of Utah State University. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ STATE BUILDINGS ENERGY STANDARD

Curtis Clark distributed amendments to the DFCM Design Manual to accommodate DFCM energy programs. He highlighted a new paragraph added to the Codes and Standards section clarifying the version used in the design and construction of State-owned buildings establishing design codes submitted to the State Building Official. The hyperlinks on the online documents in Section 2.1 were also updated due to the new DFCM web site.

The first program proposed related to Energy-Efficiency Products. The new addition to the DFCM Design Manual stated products will be purchased in the upper 25% of the efficiency range where life-cycle is cost effective. The Energy Group will also target products to serve the State well through stipulated products, and will promote these stipulated products to lower costs through quantity discounts. This simple requirement mirrors Energy Star products.

Mr. Clark proposed new Energy Design Standards to replace the existing requirements. The existing standard had several problems including calling for a 10% improvement over the energy standards which were very hard to implement and impossible to enforce. Therefore, Mr. Clark designed a more prescriptive program that is easier to apply and enforce. The Energy Design Standards call for lighting systems to be 10% better than Code, envelope systems to be 10% better than Code, and all other systems to comply with Code. The program is available on the web site from the Department of Energy and indicates whether or not an entity complies with the requirement. Katherina Holzhauser suggested the requirement should be changed to 10% or better.

The third proposed program was for a High Performance Building Rating System. It is similar to the US Green Building Council LEED Program; however, it has some significant differences. The volunteer program rating system has several components, but the purpose is to substantially improve energy efficiency in state buildings. The program should also conserve water; incorporate daylighting design to improve occupant production and visual acuity; design buildings with better air quality, better lighting and better acoustics to increase the health of state employees; select materials with little or no off-gases; and incorporate sustainable site standards. A Design and Technology Charette would also be held with the design team to discuss sustainable design and incorporate items into the design at the beginning of the project. A series of mandatory requirement prerequisites were also included.

The energy efficiency requirements are two-fold and require energy modeling for all state buildings. Approximately 30% energy savings is targeted for state buildings. The sustainable credits contain 43 points total, and the standard would be to comply with 20 of those points. The point system includes the following:

- Daylighting Credits (6 points)
- Energy Credits (5 points)
- Renewable Energy Credits (6 points)
- Indoor Air Quality Credits (9 points)
- Commissioning and Training Credits (2 points)

- Acoustics Credits (2 points)
- Sustainable Material Credits (2 points)
- Waste Reduction Credits (2 points)
- Water Reduction Credits (3 points)
- Performance Measurement and Verification Credits (2 points)
- Innovation in Design Credits (4 points)

Steve Bankhead asked how the Building Board could ensure a balance between cost and benefit to the design criteria. Keith Stepan commented it was critical to do so due to increasing costs. An evaluation of LEED was done at the Warnock Engineering Building indicating that just the paperwork and application would cost approximately \$150,000 so the State determined it was more beneficial to design their own program. The charette would aid in determining project costs, and the value engineering process and the commissioning agent will audit for unnecessary items included just to obtain points. Those who put forth the effort to gain the credits would be properly acknowledged.

Manuel Torres asked how much cost savings was received in a LEED certified building. Mr. Clark responded a high performance building can save between 30 and 40% in energy. Major renovation projects can save approximately 25 to 35%. The state program requires 30% of energy savings to be achieved. In the LEED rating system points may be received in a variety of areas.

Randall Funk stated the University of Utah campus was mindful to this type of system. They have individuals who are very cognizant of using energy and natural resources. The LEED program increases costs in building the structure and administering the LEED program. The program developed by DFCM included input from the institutions. The benefit is more appropriate to the location and environment in the state.

Soren Simonsen, architect and member of the Salt Lake City Council, commented he had been a member of the US Green Building Council for five years. He was happy to see the Building Board take action on the issue. He addressed some of the concerns regarding the LEED program and advocated for ongoing consideration of the program. His company had been involved with eight buildings in Utah that were involved in the process of LEED certification.

California looked at the LEED program determined it provided considerable economic benefits for the state. They now require all state buildings to achieve a minimum LEED Silver Certification. Through their years of analysis and study, they developed a program that saves money in energy costs and employee productivity. The LEED program is very comprehensive although many people focus on the energy aspect. It saves on capital costs and long term operating costs.

Mr. Simonsen acknowledged DFCM's program, but advocated for the LEED program that has demonstrated great value to federal, state and local agencies. His own experience with Salt Lake City has yet to be fully realized because there are no completed projects that

have received certification. He encouraged the Board to adopt the program presented by DFCM, and look to LEED in the future as a possible way to increase and enhance the performance of state facilities.

MOTION: Katherina Holzhauser moved to approve the standard once the addition of the term “or more” was included when defining the minimum Code standards. The motion was seconded by Manuel Torres and passed unanimously.

☐ REPORT ON LEGISLATIVE RESULTS

Chair Jardine acknowledged Ken Nye who recently accepted employment with the University of Utah. On behalf of the Board, he expressed their sincere appreciation for his efforts and recommended a letter from the Board be prepared acknowledging his efforts and expressed the Board’s appreciation of his good work.

MOTION: Manuel Torres moved to send a letter of appreciation from the Board to Ken Nye. The motion was seconded by Steve Bankhead and passed unanimously.

Keith Stepan stated Mr. Nye had been with state government for 27 years. He presented Mr. Nye a letter from Governor Huntsman congratulating him on his retirement and thanking him for his commitment and dedication to the state. Kenneth Nye expressed appreciation to the Board in working with them over the years.

Ken Nye reported the recent legislative session proved very beneficial for capital budget. He referred to a comparison of the Building Board’s recommendations versus the Legislature’s actions. The Legislature provided at least partial funding for six of the Building Board’s top priorities. The Health Lab request was not funded due to concerns with the project scope. It is anticipated the project will receive a large consideration next year. Design only funding was provided for Weber State Buildings One and Two. Design funding was agreed to due to the impact of inflation with the hope construction could begin following the next session. The USU Agricultural Relocation and the land purchase for Mountainlands ATC were also funded. The Capitol Preservation Board received \$50 million which leaves \$35 million needed next session to complete the Capitol.

The Legislature also funded the USTAR initiative presented to the Building Board in November. Between cash appropriations and bonding, \$160 million of state funding was provided for the new buildings at the University of Utah and Utah State University. As part of the initiative, the University of Utah is required to provide \$30 million in matching funds and Utah State is required to provide \$10 million. The design may begin while the institutions raise funding, however, bond proceeds cannot be used until institutional funding is received.

The Legislature fully funded the 1.1% in ongoing money for capital improvements, and allocated \$2.5 million out of the fund balance from Risk Management for capital improvement projects with life safety issues. Higher education will receive 61% of the \$65 million because of their existing space allotment.

A few years ago the Legislature took away the ongoing General Fund money from the operating budget and replaced it with funds from the Contingency and Project Reserve to fund DFCM's administrative budget. Last year they restored \$1 million to the General Fund, and this year they restore the remaining \$1,830,000. DFCM's operating budget funding source issue is now resolved, but there is still a portion funded through capital improvements to pay for capital improvement staff. This is not anticipated to change.

HB80 was sponsored by Representative Fred Hunsaker. The bill passed and addressed the State Building Energy Efficiency Program by providing in statute that DFCM is responsible for administering program. It also removed the requirement for half of the savings from SBEEP to go to the McAllister Critical Lands Fund. The legislation included the authorization for the Building Board to require entities who receive capital improvement funds to repay all or part of those funds from savings resulted from the project. This could be a tool to encourage alternative funding sources.

SB75 created an authority to oversee the USTAR initiative. DFCM is responsible for managing the construction of the project, but must report to the oversight of construction to USTAR authority board. The board will allocate funds and oversee research efforts being pursued around the state.

Four bills were passed that may have some impact on all public bodies subject to the Open Meetings Law. The bills will need to be merged together and a confirmation process will need to come from the Legislature.

☐ ADMINISTRATIVE REPORTS FOR DFCM.....

Keith Stepan highlighted the new lease mentioned on the summary for the Health Systems Improvements in St. George. The lease is for \$22.40/sf which is about \$6.00 more than the average, but standard for the area.

There were four new architect/engineering agreements awarded, and 14 new construction contracts awarded. A commitment was made during the session to spend excess project reserve funds on three design projects approved last year.

☐ ADJOURNMENT.....

MOTION: Manuel Torres moved to adjourn at 11:25am. The motion was seconded by Katherina Holzhauser and passed unanimously.